

TULLER HOTEL
501-521 Park Boulevard
Detroit
Wayne County
Michigan

HABS NO. MI-335

HABS
MICH
82-DETRO,
65-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY
Northeast Field Area
Chesapeake/Allegheny System Support Office
National Park Service
U.S. Custom House
200 Chestnut Street
Philadelphia, PA 19106

HABS
MICH
82-DETRO,
65-

HISTORIC AMERICAN BUILDINGS SURVEY

TULLER HOTEL

HABS No. MI-335

Location: 501-521 Park Boulevard, West Side of
Grand Circus Park, Detroit, Wayne County,
Michigan

USGS Detroit, Michigan Quadrangle
UTM: 17.330880.4688900

Present Owner: Community and Economic Development
Department, City of Detroit, 150 Michigan
Avenue, Detroit, Michigan 48226

Present Occupant: Vacant

Significance: The Tuller Hotel was one of the largest
luxury hotels in Detroit in the early
twentieth century, with 800 rooms, each
with a private bath. It was also the
first hotel built in Detroit's Grand
Circus Park district. Lew Whiting Tuller
(1869-1957), who erected and operated
this hotel, was a major builder of hotels
and apartment houses in Detroit in the
1900s and 1910s. The three distinct
buildings which comprise the Tuller Hotel
share a common Italian Renaissance
styling.

PART I. HISTORICAL INFORMATION

A. Physical History

1. Dates of erection: The Tuller Hotel consists of three distinct, but interconnected buildings. Building I was erected on the southwest corner of Park Boulevard and West Adams Avenue as an eight-story structure in 1905-06, with five stories added in 1910, producing a thirteen-story building (City of Detroit Building Permit No. 849, May 31, 1905 and No. 354-A, July 20, 1909). Building II, also a thirteen-story structure, was built in 1914 at the northwest corner of Park Boulevard and Bagley Avenue, adjacent to Building I (City of Detroit Building Permit No 731-A, May 14, 1914). Building III, also known as the North Addition or the Tuller Hotel Annex, is a fourteen-story structure built in 1923 on the south side of West Adams Avenue, attached to Building I (City of Detroit Building Permit No. 17159-A, December 18, 1922).
2. Architect: The identity of the architect who designed the two oldest buildings is unknown. William H. Adams, a Detroit architect/engineer, designed the 1923 addition. Adams, born in Ontario County in New York State in 1879, earned a degree in Civil Engineering from Ohio Northern University in 1905. He moved to Detroit in 1907, worked as an engineer with the Trussed Concrete Steel Company in Detroit in 1907-08, and then established his own engineering consulting practice in Detroit in 1909. In the course of his career, Adams completed more than eight hundred commissions, including harbor and port terminal projects, dams and hydroelectric plants, warehouses, schools, apartment buildings, department stores, and a wide variety of other buildings, including the Tuller.

TULLER HOTEL
HABS No. MI-335 (Page 3)

3. Original and subsequent owners: The following is an incomplete chain of title to the lands on which the buildings stand. Reference is to the Clerk's Office of the County of Wayne, Michigan.

Lots 19, 20, & 21, on Park Boulevard and Adams Avenue, site of Buildings I (1906/1910) and III (1923):

- 1913 Warranty Deed, March 25, 1913, recorded in
 Liber 912, p. 149.
 Estate of Mary McKinstry to Lew W. Tuller.
- 1914 Warranty Deed, April 23, 1914, recorded in
 Liber 973, p. 428.
 Lew W. Tuller to the Tuller Hotel Company.
- 1927 Option, April 1, 1927, recorded in A 21386.
 The Tuller Hotel Company to James A. Storm.

Lots 22, 23, & 24, on Park Boulevard and Bagley Avenue, site of Building II (1914):

- 1914 Deed, April 15, 1914, recorded in Liber 703,
 p. 255. The First Universalist Church of
 Detroit to Lew W. Tuller.
- 1914 Warranty Deed, April 29, 1914, recorded in
 Liber 973, p. 428.
 Lew W. Tuller to the Tuller Hotel Company.
- 1927 Option, April 1, 1927, recorded in A21386,
 The Tuller Hotel Company to James A. Storm.

Lots 19-24 combined:

- 1944 Assignment of Land Contract, November 16, 1944,
 recorded in Liber 7264, p. 444. Detroit Grand
 Circus Park Corporation to Louis H. Schostak.
- 1976 Quit Claim Deed, December 10, 1976, recorded in
 Liber 19597, pp. 475-481. Harold M. Shapero
 and others to Park Avenue Limited.

TULLER HOTEL
HABS No. MI-335 (Page 4)

- 1986 Mortgage, May 28, 1986, recorded in
 Liber 22800, p. 358.
 Park Avenue Limited to Coopers & Lybrand.
- 1988 Judgement, November 2, 1988, recorded in Liber
 23951, page 871.
 City of Detroit Against Park Avenue Limited.

4. Builder, contractor, suppliers: There is no direct evidence that Lew W. Tuller was the builder of the major segments of the hotel completed in 1906, 1910, 1914, and 1923, but may have been because Tuller had been a building contractor in Detroit since 1896 and built three major apartment buildings before the Tuller Hotel and three other major Detroit hotels before 1925.
5. Original Plans and construction: No original plans have survived for the 1906/1910 or 1914 buildings. The building permit for the original 1906 building listed the cost at \$100,000. A few badly-damaged drawings for the 1923 building, mainly floor plans, and plans of some of the subsequent alterations were found in the lobby area of the building, but were not salvageable. Views of the hotel in 1907, 1910, 1914, 1924, and in later years, are in the collections of Manning Brothers Photographers, the Ford Archives at the Henry Ford Museum, and the Detroit Public Library.
6. Alterations and Additions: The oldest segment of the Tuller, finished in 1906, originally stood eight stories tall and then was extended to thirteen stories with a five-story addition in 1910. The original porch and entrance, in the center of the Park Boulevard facade had five steps which led from the grade level to the landing of the covered porch through a rounded arch entryway. Above the entrance was an undecorated entablature, with a sign bearing the words, "The Tuller" attached to the architrave. The entablature was supported by two Tuscan-style columns that rested on square pedestals. By March 1916, an ornate semi-circular steel awning extended over the sidewalk in front of the entrance, probably added when the 1914 addition was completed.

6. Alterations and Additions (Continued):

The 1916 awning was in turn replaced in 1929 by the present rectangular steel awning (City of Detroit Building Permit No 27742-A, September 27, 1929).

The third major segment of the Tuller, built in 1923 at a cost of about \$100,000, provided commercial space on the Adams Avenue facade (City of Detroit Building Permit No. 17159-A, December 18, 1922). At the same time, the ground and first floors of the two older segments of the hotel, still largely unused for retailing (see photograph of March 1916) were converted into shops (City of Detroit Building Permit No. 7085-A, December 20, 1923 and photograph of 1924). Four rectangular bays were created on the Park Boulevard facade of Building II and three bays on the Bagley Avenue facade, replacing ordinary double-hung windows.

Additional alterations to the Tuller's storefronts were made in 1943-1944, including the addition of a bar in the 1914 building (City of Detroit Building Permits No. 24408, March 26, 1943; No. 28015, June 15, 1943; and No. 41780, August 7, 1944). The main hotel entrance was moved in 1948 to its present location on Park Boulevard, at the juncture of the 1906/1910 building and the 1914 addition. The concrete block wall in front of the 1906 hotel was built at the same time (City of Detroit, Building Permit No. 19889, May 25, 1948). C. Howard Crane & Associates designed a series of alterations to the Tuller, completed in 1948-1949 at a cost of \$300,000. The renovations included a new "ultra-modern" lobby, changes to the dining rooms, meeting rooms, shops, bars, and guest rooms. The lobby area was subsequently remodeled in 1959 following a major fire which destroyed the first floor of the northeast corner of the hotel (City of Detroit Building Permit No. 23812, May 12, 1959).

B. Historical Context

Lew Whiting Tuller, builder of the Tuller Hotel, was born in Jonesville, Michigan, in Hillsdale County on January 4, 1869, the son of Hiram Whiting Tuller, an architect and builder. Lew W. Tuller appeared in the Detroit City Directory in 1889 and through 1895, was listed as a "carpenter." In the 1896 and 1897 City Directory, Tuller was listed as a "building contractor," in partnership with Harry C. Van Huse, and then appeared as a contractor operating on his own account in the 1898-1905 Directories. Senator Thomas W. Palmer allegedly loaned Tuller the capital to enter the contracting business. Prior to building the Tuller, he constructed the substantial Wetherall, Valencia, and Saragossa apartment houses in Detroit. From 1906 on, he appears as the operator of the Tuller Hotel.

At the turn of the twentieth century, Grand Circus Park was at the northern fringe of Detroit's small central business district and was occupied by several churches and large private residences. Tuller chose this site because the trustees of the McKinstry estate offered him the land if he would build there. The original eight-story Tuller Hotel, also known as the Hotel Tuller, opened in 1906 and was so successful that it was enlarged to thirteen stories in 1910. With the completion of the 1910 addition, Lew Tuller promoted the penthouse-level ballroom and dining room as an attractive gathering place for Detroit's elite.

A 1913 advertisement for the Tuller's restaurant described the Tuller Hotel Roof Garden as: "The Coolest and Most Delightful Place to Dine in the City." The ad continued, "It's always refreshing and enjoyable at the Tuller Roof Garden. The best of entertainment - Postle's String Quartette (sic) and our last season's success, the College City Trio. Special Roadhouse Dinner with wines, \$1.50. Special 'After the Auto Ride Lunch,' 60 cents." (Detroit Saturday Night, July 5, 1913).

B. Historical Context (Continued)

Easily the tallest hotel as well as the largest in Detroit, having a capacity of 225 in 1910, it became so popular that Tuller built a thirteen-story addition in 1914, resulting in a total of 550 rooms. The success of the Tuller helped touch off a building boom which turned the Grand Circus Park area into a major hotel, office, and theater center of Detroit by the early 1920s. Much of this boom reflected the city's explosive population growth in the early twentieth century, from 285,000 in 1900 to 994,000 in 1920. By 1913, the Grand Circus Park district had already become such a boom area that Tuller was willing to pay \$225,000 for the Church of Our Father Universalist Church (1880) on Park Avenue and Bagley as the site for his first major hotel addition. Other major high-rise buildings erected on Grand Circus Park included the Statler Hotel (1914), the David Whitney Building (1915), the R.H. Fyfe Building (1919), and five large movie theaters.

Lew Tuller completed the expansion of the Tuller Hotel with an addition in 1923, which included a large dining room and 250 guest rooms, so that Tuller could boast that he had 800 rooms, each with a private bath. Lew W. Tuller's career as a builder and hotel operator peaked following his success with the Tuller Hotel. By 1925, he had opened three other large hotels in Detroit, the Eddystone, the Royal Palm, and the Park Avenue. He was a significant figure in the Detroit Hotel Association and the Detroit Board of Commerce by the mid-1920s.

However, by the late 1920s, Lew W. Tuller had lost heavily in Detroit real estate deals and in 1927, he lost control of the Tuller Hotel, when the courts turned it over to a receiver. There were even serious rumors in 1927 that the Tuller would be razed to permit the building of a new 35-story, 1,500 room Biltmore Hotel on the site. The Tuller lost money during the 1930s and was constantly delinquent in paying property taxes to the City of Detroit. With major renovations completed in 1949, the Tuller prospered in the 1950s. But a major fire on January 17, 1959 engulfed the lobby and first floor, killing four and injuring scores of guests.

B. Historical Context (Continued)

The decline of Detroit's central business district, particularly after the 1967 civil disturbances, further damaged the Tuller's viability. In 1972, a series of assaults on guests, including several murders, speeded the hotel's decline. By October 5, 1976, when the Tuller closed permanently, it had become a residential hotel serving about 300 elderly people.

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: The Tuller Hotel is significant architecturally as an example of one of Detroit's early and large (800 rooms) luxury hotels. Although the Tuller consists of three separate, but interconnected buildings constructed in 1906/1910, 1914 and 1923, similar materials and exterior design elements tie the three buildings together to produce a coherent overall appearance. All three buildings display many of the features common to multi-story building architecture of the late-19th and early 20th centuries, most notably the horizontal division of the structure into base, shaft, and capital sections, and the use of bays and decorative columns along the vertical axis. Typical also was the use of Italian Renaissance styling and ornamentation on the Tuller, seen in the employment of symmetrically-designed facades, extensive quoining, dentils, terra cotta belt courses, pilasters, stone-sheathing on the first two stories, a wide overhanging eighth-story cornice, and small top-story windows. In addition, the Tuller originally had Tuscan-style columns, arched entrances, classical-style entablatures, iron balconies, and anthemion antefixae.
2. Condition of fabric: The Tuller Hotel has been closed since 1976 and, consequently, its interior spaces are now in a serious state of disrepair and disintegration due to weathering and vandalism. Exterior damage has been limited mainly to broken windows.

B. Description of Exterior:

1. Overall dimensions: The Tuller Hotel is a complex of three connected buildings that were constructed from 1905 to 1923. The first structure (Building I) was built in two stages in 1905-06 and 1910. It is 13 stories in height and measures 71' across Park and 123' deep along Adams. A cylinder-shaped bay with three windows per story is situated at the corner of Park and Adams, and projecting trapezoidal bays with two or three windows per story are located on the Park and Adams facades. All bays originally began at ground level and extended up through the 12th story, but later modification of the Park facade effaced the trapezoidal bays at the first story. Building I is rectangular in shape, although an alcove measuring 12' 7" wide and 17' deep is carved out on the Adams side. The alcove extends from the second through the 12th story.

Building II was built in 1914 and is also 13 stories in height. It is nearly rectangular in shape, measuring 65' along Park and 125' along Bagley. Within a decade of its erection, Building II was altered on the first floor through the conversion of the Park facade into four rectangular bays, and the construction of three more on the Bagley side near the corner of Park.

Building III was constructed in 1923 and connected to the south side of Building I. It is 14 stories tall and has a T-shape layout above the third story, with the elongated top of the T extending 123' along Adams. A one-story segment at the northeast corner, built to house the hotel kitchens, was also constructed in 1923, along with a three-story segment at the south corner of Building III. The division of the first story along Adams into nine bays is evidence of the fact that the first floor was designed for commercial establishments. All three buildings have basements and sub-basements.

2. Foundations: Basement floors and walls are made of reinforced concrete.

B. Description of Exterior (Continued):

3. Walls: The exterior walls have different designs, but are linked visually by similar horizontal breaks in the facades - base, shaft, capital and bands of windows. The three buildings are linked horizontally as well. The prominent original cornice above the 8th story of Building I is repeated with wide terra cotta bands on Buildings II and III. Similarly, a secondary cornice line above the 11th story of Building I is repeated with terra cotta courses on Buildings II and III. Finally, the cornices above the twelfth and thirteen stories on Building I repeat on Buildings II and III.

Exterior walls are sheathed with various types of masonry such as brick, stone, terra cotta, and concrete. Dark red brick laid in common bond courses fills most of the area of the principal facades from the second story through the 11th story of all three buildings. For a time, the red brick on the 8th through 11th stories of Building I was painted white (see photograph, ca. 1910), but is now red, as the paint has worn away. White stone dresses the first two levels, although since 1949 a portion of the first story of the Park Boulevard facade of Building I has been covered with white concrete blocks. White enamel brick is used in quoins, and it covers the 13th story of the Adams facade of Building III as well as the rear facades of Buildings II and III.

White glazed terra cotta blocks appear on the decorative columns that extend over the 9th through 11th stories of Buildings II and III (similarly placed columns on Building I consist of white bricks). The same terra cotta is applied to the spaces between the windows on the 12th story of Buildings II and III (again, in Building I, the same area is dressed in white brick). The 14th story of Building III is covered in stucco. Most window sills throughout the hotel are made of stone, while windows from the third through eighth story are surrounded by a quoin-like design made of brick. Enamel-coated grey metal panels cover one story of the facade of the bay at the corner of Park and Adams, while the area around the door is made of stainless steel. These features date from 1948.

B. Description of Exterior (Continued):

4. Structural system, framing: The Tuller Hotel is of steel-frame construction with reinforced concrete floors. The exterior brick walls are non-load-bearing.
5. Porches, awnings, balconies: The Tuller retains awnings at three first-story locations. One is located on the Park facade between buildings I and II. This covered steel awning measures 19' across and 10' 6" deep. The second awning appears in the middle of the Bagley facade of Building II. Beneath the red and white fabric covering (which was attached in 1989) is a steel awning added in 1929. A later awning was constructed over the rounded bay entrance at the corner of Adams and Park, probably in 1948. This steel awning is 10' across and extends 5' 6" from the building.

The ornamental iron balconies of the Tuller are no longer extant. One was situated over the first-story door in the rounded bay section of Building I. In addition, a series of decorative iron balconies were found at one time in front of the 9th story windows of Buildings II and III.

6. Chimneys: Building II has two vents on the roof, while the northeast corner of Building III has two steel trash incinerator stacks, one round and the other rectangular.
7. Openings:
 - a. Doorways and doors: All of the doorways and doors of the Tuller Hotel have been covered by sheets of plywood and are no longer visible. On the basis of observation and historic photographs, it appears that the Tuller's principal facades have nine doorway entrances: two along Bagley, one leading into the coffee shop and the other allowing access to the Bagley shops; four on Park, including one at the corner of Park and Adams, with only one providing access to the hotel proper; and three on Adams, including two leading into the hotel proper and one for the Adams shops in Building III.

B. Description of Exterior (Continued)

7. Openings:

- b. Windows: Nearly all of the windows on the principal facades of the Tuller are double-hung sash windows with wooden frames. Building I has double-hung one-over-one sash windows from the second through 11th stories. The 12th story windows are single casement with six panes arranged in two vertical rows of three. The 13th story ballroom level has double-hung nine-over-one sash, arranged alternatively in sets of three and two windows, with each set divided by a wooden mullion.

The fenestration of Building II includes double-hung one-over-one sash windows on the second and third stories, double-hung two-over-two sash windows from the fourth through 11th floors, pairs of double-hung two-over-two windows on the 12th floor, and on the 13th story two horizontal rows of casement windows consisting of five to eight panes per row.

Building III has pairs of double-hung one-over-one sash windows from the second through 13th stories, and double-hung two-over-two sash windows on the 14th floor.

The numerous windows on the sides of the Tuller not exposed to street view essentially follow the pattern of fenestration on the principal facades.

8. Roof:

- a. Shape, covering: The roofs of the three buildings that make up the Tuller Hotel are flat and mostly covered by tar. A glass skylight is located over the top of the 14th floor of Building III. An elevated sign that once bore the words "Hotel Tuller" in red letters is located at the southeast corner of the roof of Building II (which is positioned above another sign in white letters over blue background fixed to the facade at the second and third floors).

B. Description of Exterior (Continued):

7. Roof:

- b. Cornice: The Tuller has two cornices on the street facades. The cornice that appears over the 8th story of Building I once was an upper story cornice in the first 1907 construction. It is made of galvanized iron and is covered with green paint. This cornice projects some 18" from the facade, with widely-spaced decorations, including modillions and dentils. The prominence of this cornice led to the application of terra cotta courses between the 8th and 9th stories of Buildings II and III to link the buildings visually.

All three buildings have galvanized-iron cornices over the 12th story. The one on Building I is plain and unadorned. Those on Buildings II and III are similar in design and in the use of dentils. At one time the cornices also supported ornaments in anthemion antefixae pattern. The 1924 view of Building II and the 1923 elevation drawing for Building III show these details.

C. Description of Interior:

1. Floor plans: See sketch plans. The slightly-below ground floor and the first floor levels contains most of the public areas of the hotel, including a cafeteria, two taverns, dining room, a variety of shops, and the guest registration area. The kitchens are also located on the first floor. The management offices are on the first floor as well. The second through 12th floors consist of guest rooms. The 13th and uppermost floor of the 1906/1910 building (Building I) has an elaborate ballroom and dining rooms. The 13th and uppermost floor of the 1914 structure (Building II) has a mixture of private meeting rooms and guest rooms, while the 13th floor of the 1923 addition (Building III) is entirely devoted to guest rooms.

C. Description of Interior (Continued)

1. Floor plans (Continued):

The 14th and uppermost floor of the 1923 building served as quarters for some of the hotel's housekeeping workers. One segment contains small bedrooms, each equipped with a sink, which open on a large central common room. This area also has a communal restroom, including showers. A second wing, however, has larger rooms with baths shared by two residents only.

The ballroom on the thirteenth floor of the 1906/1910 structure (Building I) is a large, ornate rectangular space with two large balconies with balustrades, ceiling joists adorned with decorative corbels and plaster moldings of cherub motifs, as well as several pilasters and freestanding columns with Roman composite capitals, an example of Beaux Arts styling.

Adjoining the Ballroom is a large dining area which was probably the original "Tuller Roof Garden" of the 1910s.

The large dining room on the first floor of the 1923 building was renamed the "Arabian Room" after it was redecorated in 1948/1949. It has suffered considerable damage from weather and vandals, although the "Arabian" decoration is still vaguely visible.

2. Interior features: Because of numerous remodellings and extensive damage over the past thirteen years from water, fire, theft, and vandalism, virtually none of the original elements remain. Interior doors, hardware, plumbing fixtures, lighting fixtures, wall coverings, paneling, original floors, and original furnishings are no longer extant. Historic photographs, including those use in advertisements following each remodelling, show the interior fabric at various points in time.

C. Description of Interior (Continued)

3. Mechanical equipment:

- a. Heating: Because the Tuller Hotel used steam from the Detroit Edison Company's central steam system serving downtown Detroit, there are no boilers.
- b. Plumbing: Each room was equipped with a cast iron sink, toilet, and bath tub coated with white porcelain, but vandals have broken these up in order to salvage the faucets and pipes.
- c. Elevators: Building I has a total of three elevators, two in the northwest part of the building and one in the south end of the building; Building II has a bank of four elevators in the northwest part of the building; and Building III has a bank of three at the extreme northern end of the building.

D. Site

1. General setting and orientation: The Tuller Hotel faces northeast and overlooks Grand Circus Park and defines the northwest edge of this commercial district. The Grand Circus was originally a major feature of Judge Woodward's 1807 street plan for Detroit, modelled after the plan for Washington, D.C., utilizing a series of circular parks, with streets radiating outward. Landowners north of Adams stopped the Woodward plan, preferring the grid system of land subdivision. As a result, Grand Circus Park is only a half circle. This district, with forty commercial buildings, mostly taller than ten stories, concentrated within a small area, defines the northern edge of Detroit's central business district. Just north of Adams, the buildings are generally less than six stories in height and include a mixture of apartment buildings, small office buildings, and shops. This abrupt change in the face of the urban landscape reflects the end of growth in Detroit's Central Business District in the late 1920s.

PART III. SOURCES OF INFORMATION

- A. Architectural drawings: None have survived showing the design of the original portions of the Tuller Hotel built in 1905-1906 and 1914. One partial elevation of the 1923 addition was found inside the hotel, along with several dozen plans of renovations completed after 1945, all badly damaged by water and mildew and not salvageable. A search of all the major archives at the state, county, and local level did not reveal any surviving drawings.
- B. Historic Views: The Ford Archives at the Henry Ford Museum and Greenfield Village has the two oldest views found, dated ca. 1907 and ca. 1910, as well as several historic views of the entire Grand Circus Park area. Manning Brothers, Commercial Photographers, 26761 John R, Madison Heights, MI 48071 has views shot in 1916, 1924, 1938, and 1948. The Burton Historical Collection of the Detroit Public Library has views of Grand Circus Park, including the Tuller Hotel.
- C. Bibliography:
1. Primary and unpublished sources:

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Wayne County, Register of Deeds. Land Tract Index, International Center Building, Suite 400, 400 Monroe Street, Detroit, Michigan 48226.
 2. Secondary and published sources:

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C. Bibliography (Continued):

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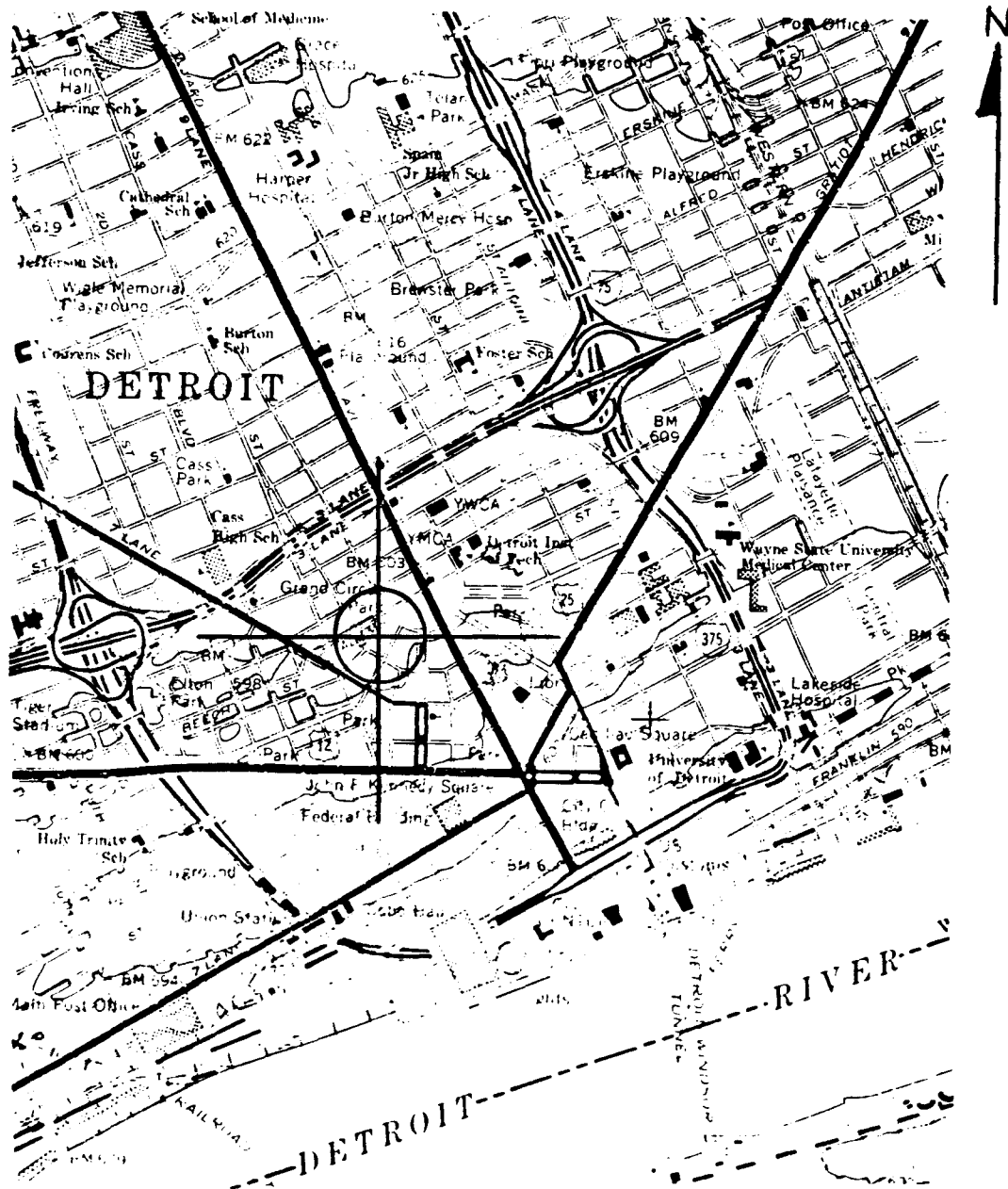
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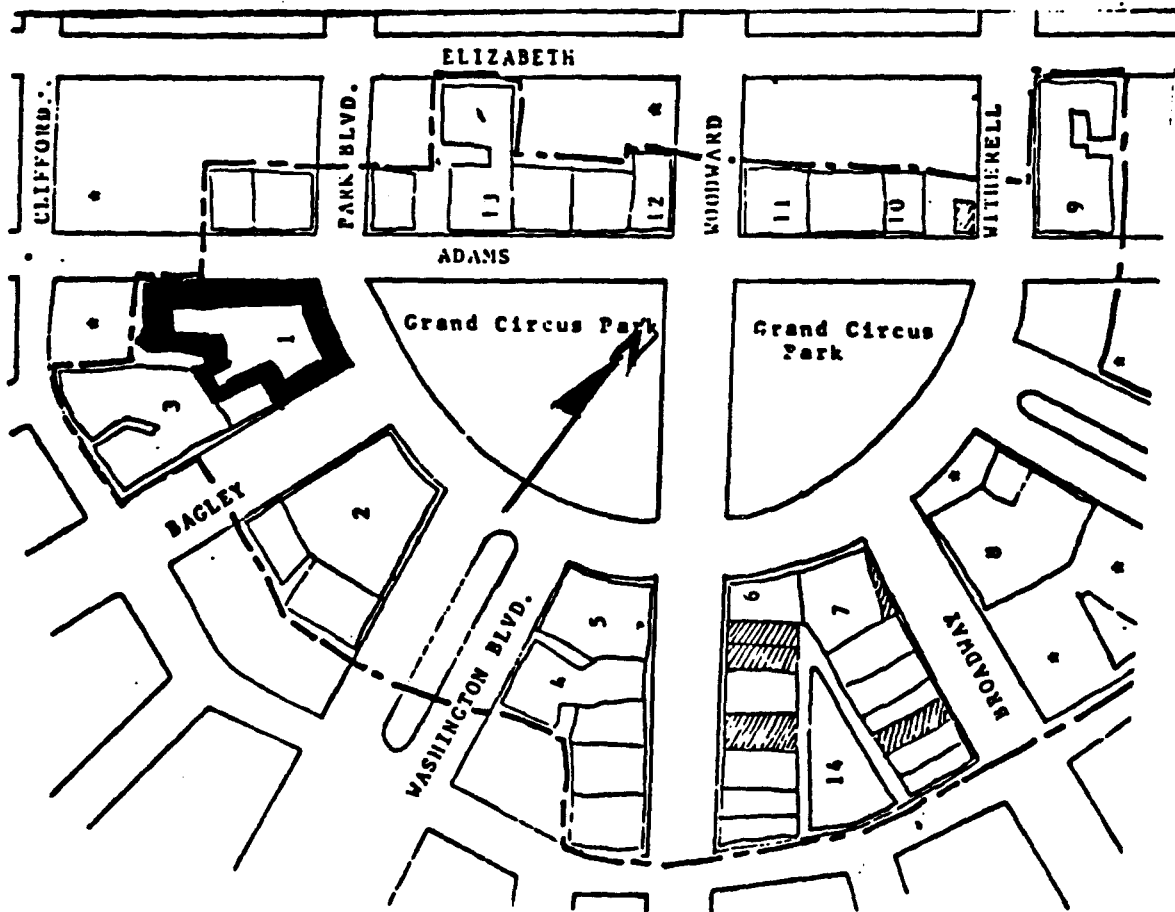
PART IV. PROJECT INFORMATION

Prepared by: Charles K. Hyde
Title: Associate Professor of History
Affiliation: Wayne State University, Detroit, Michigan
Date: May-June 1989

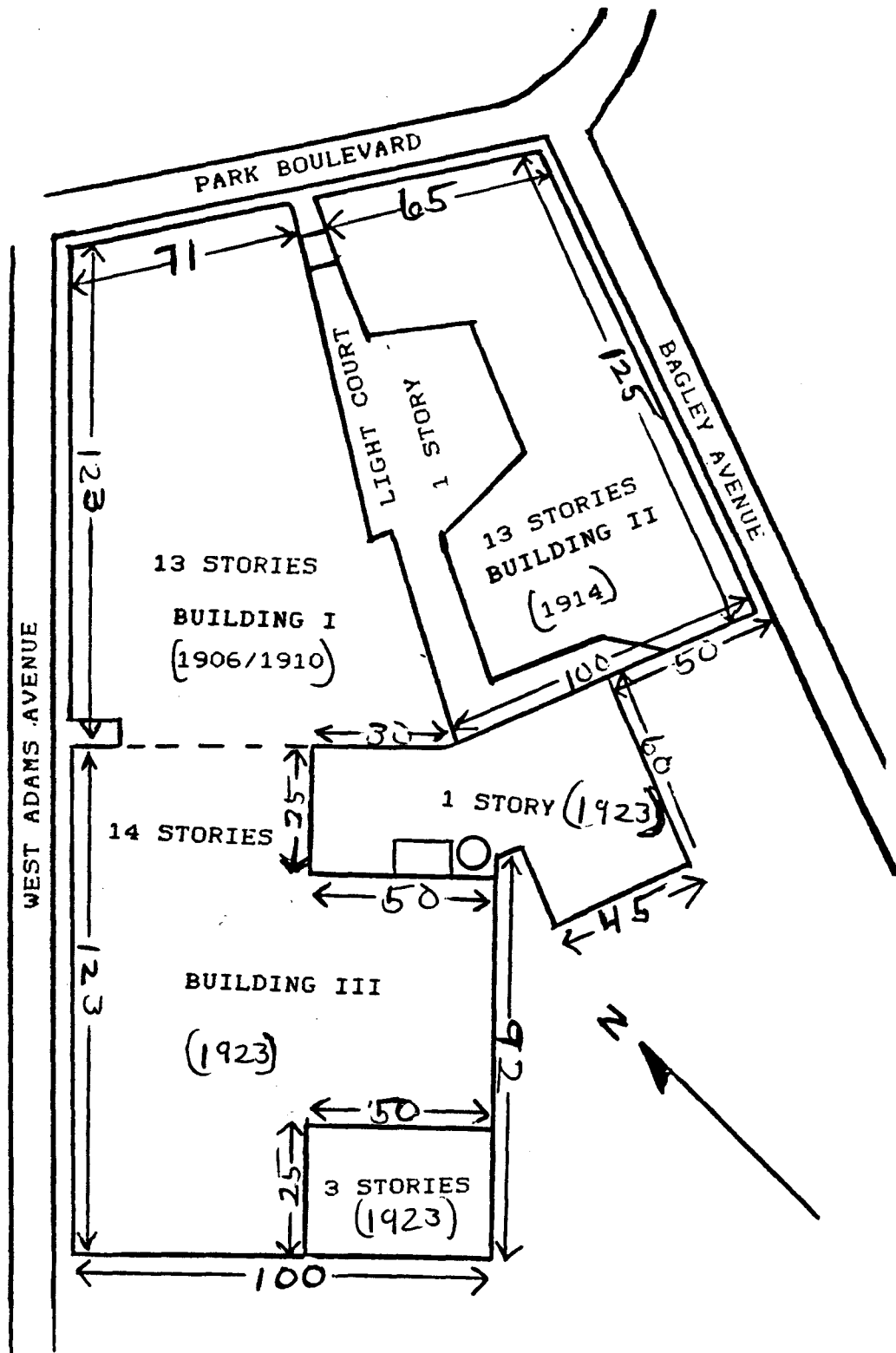
TULLER HOTEL
HABS No. MI-335 (Page 18)

DETROIT, MICHIGAN QUADRANGLE
UTM: 17.330880.4688900

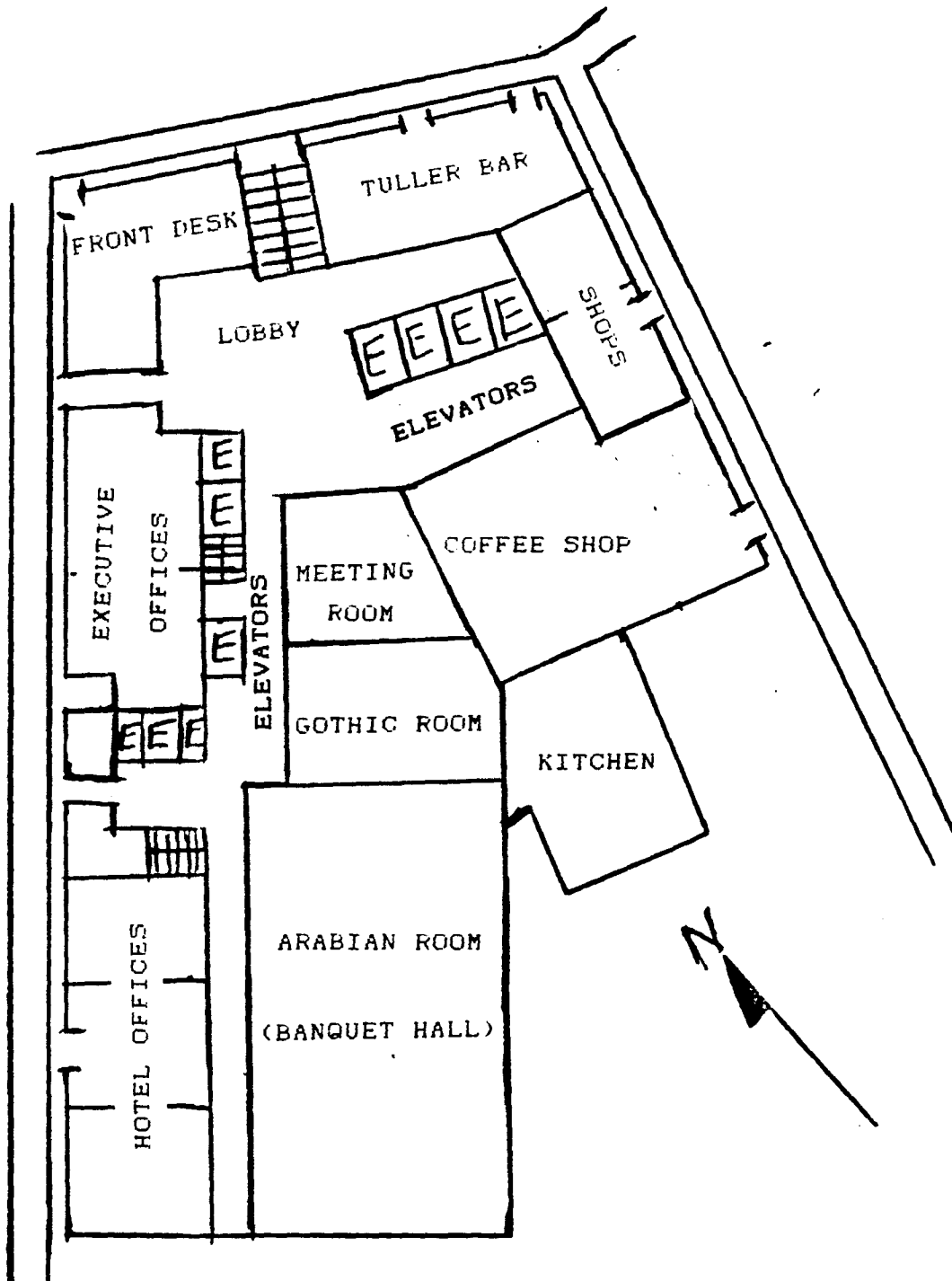




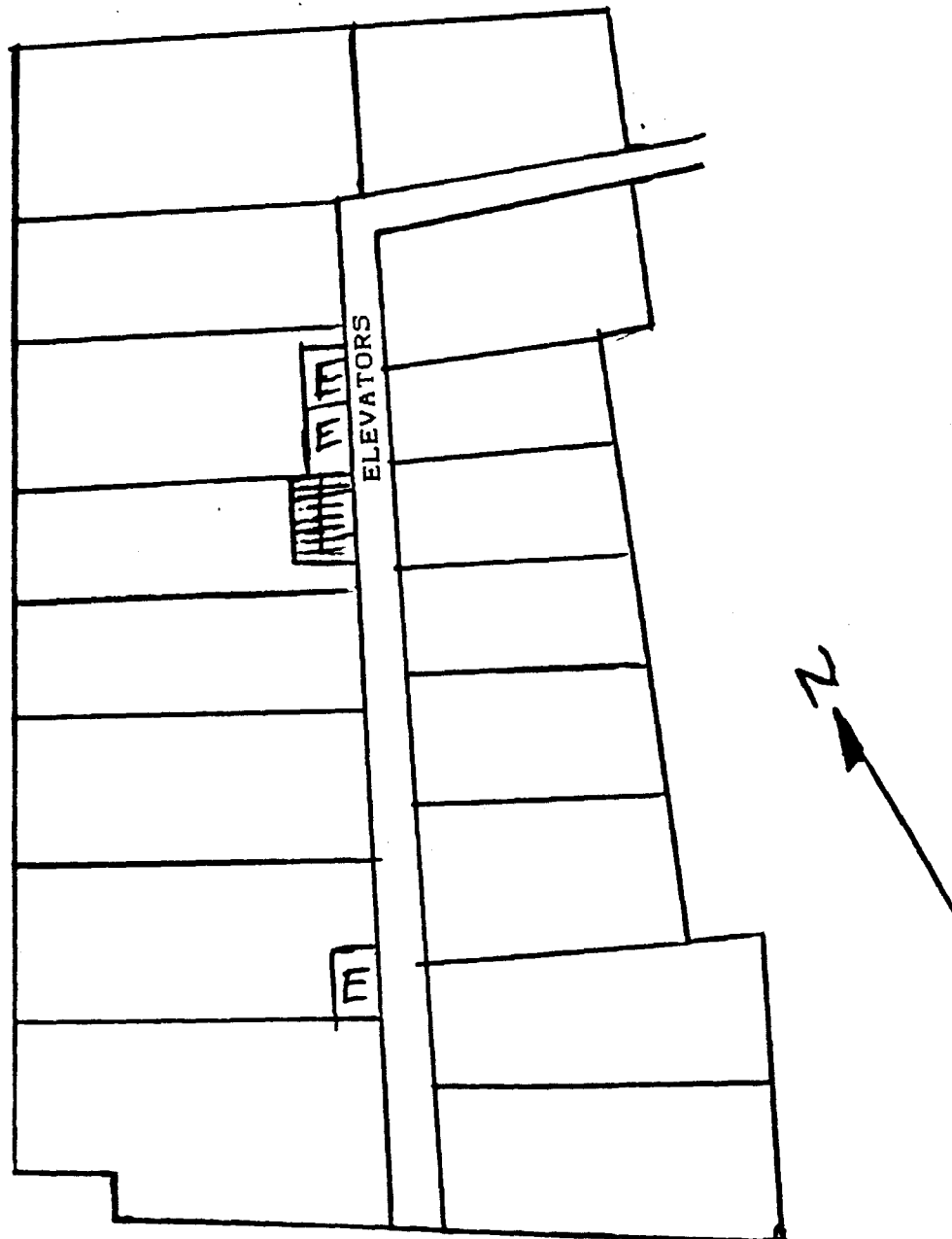
GRAND CIRCUS PARK AND VICINITY



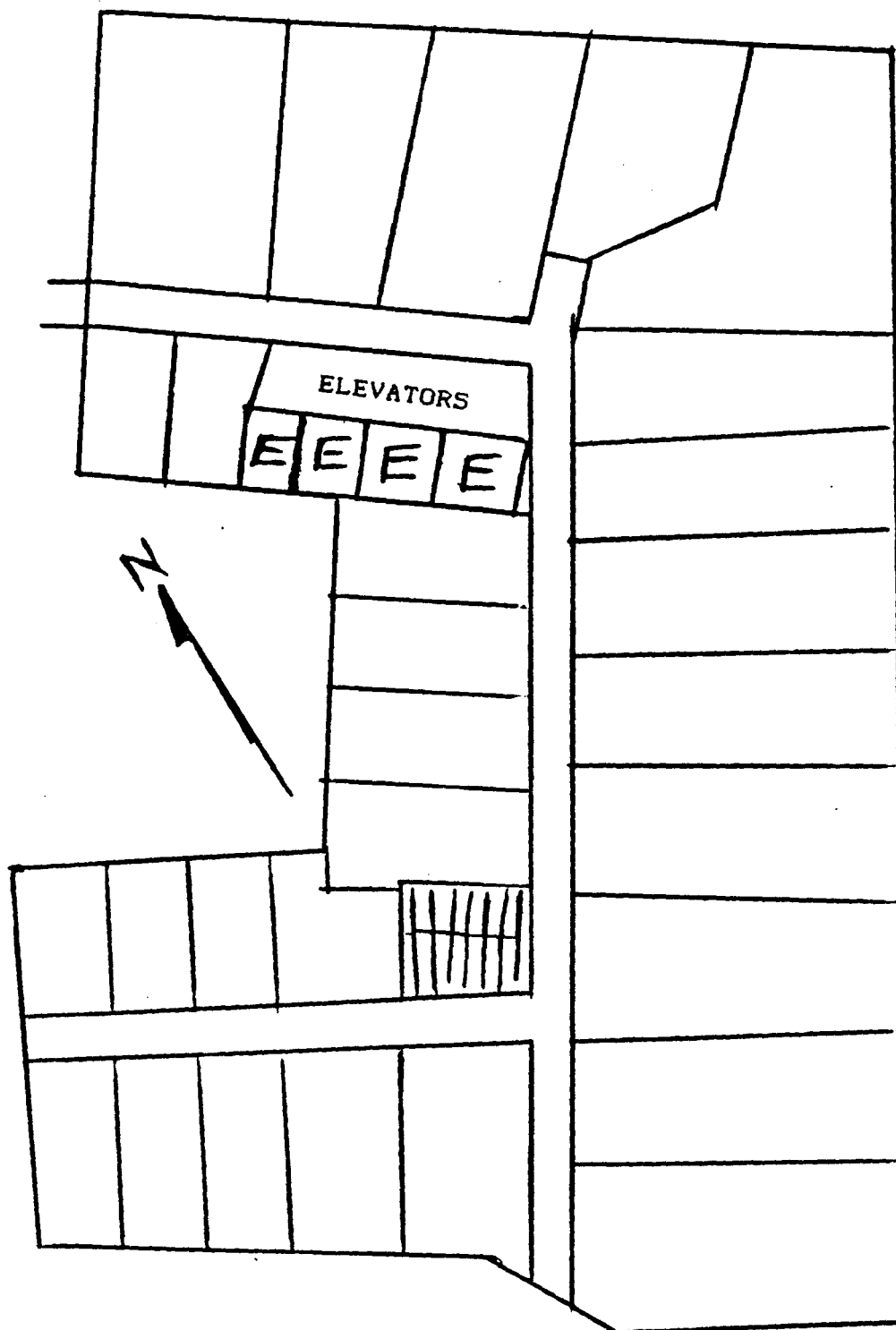
GENERAL SITE PLAN



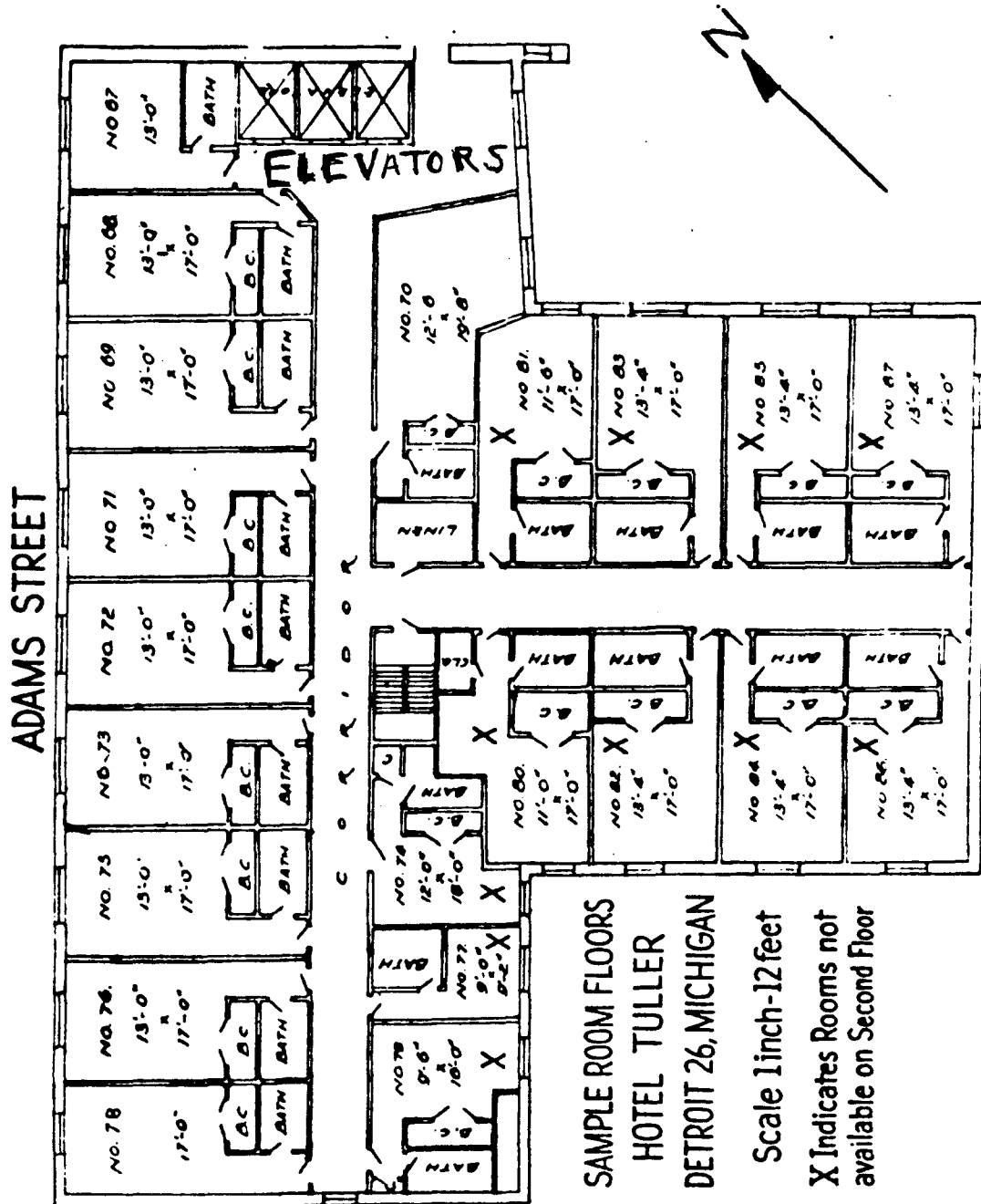
EXISTING FLOOR PLAN, FIRST FLOOR



EXISTING PLAN, TYPICAL GUEST FLOOR, BUILDING I (1906/1910)

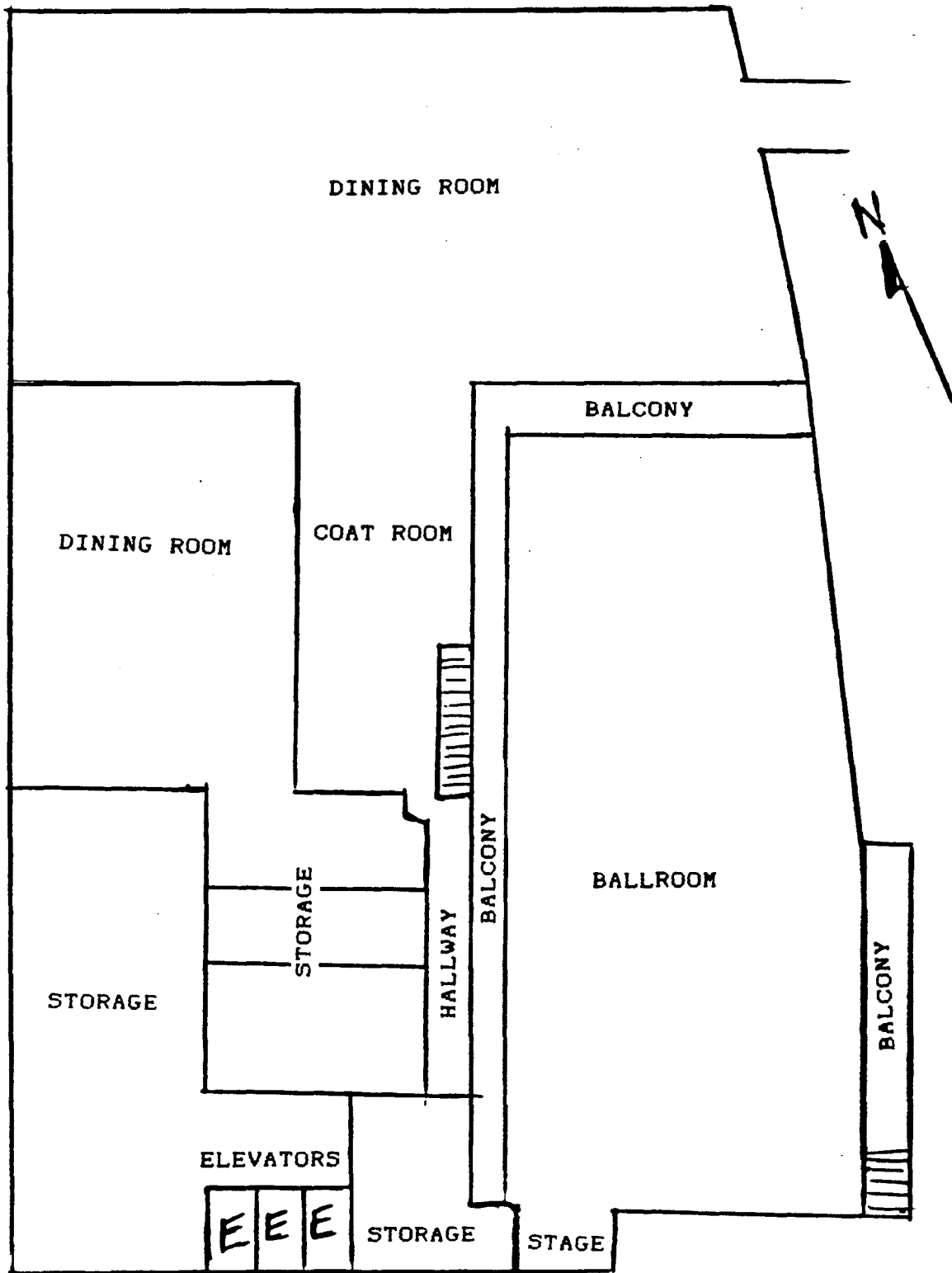


EXISTING PLAN, TYPICAL GUEST FLOOR, BUILDING II (1914)

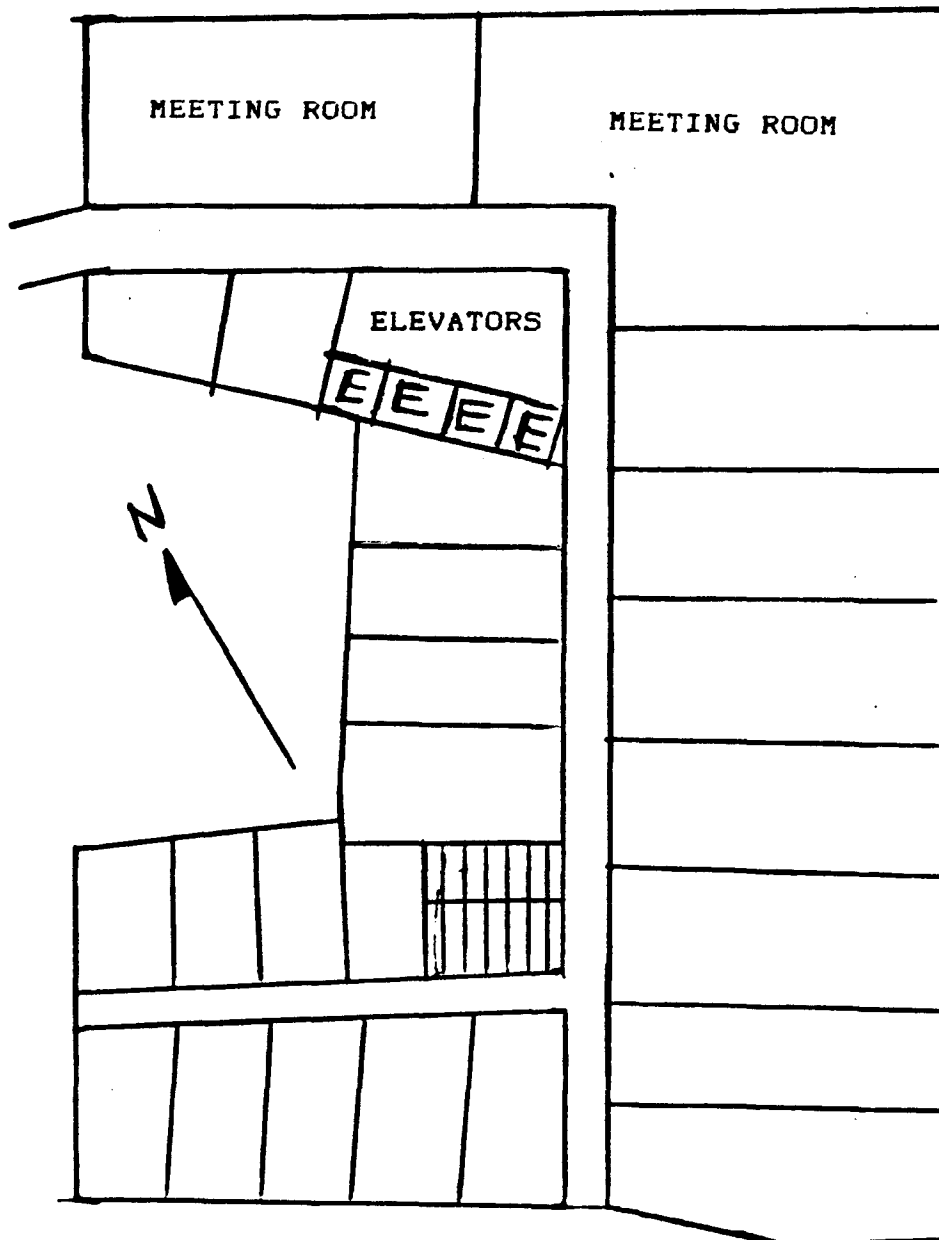


SAMPLE ROOM FLOORS
HOTEL TULLER
DETROIT 26, MICHIGAN

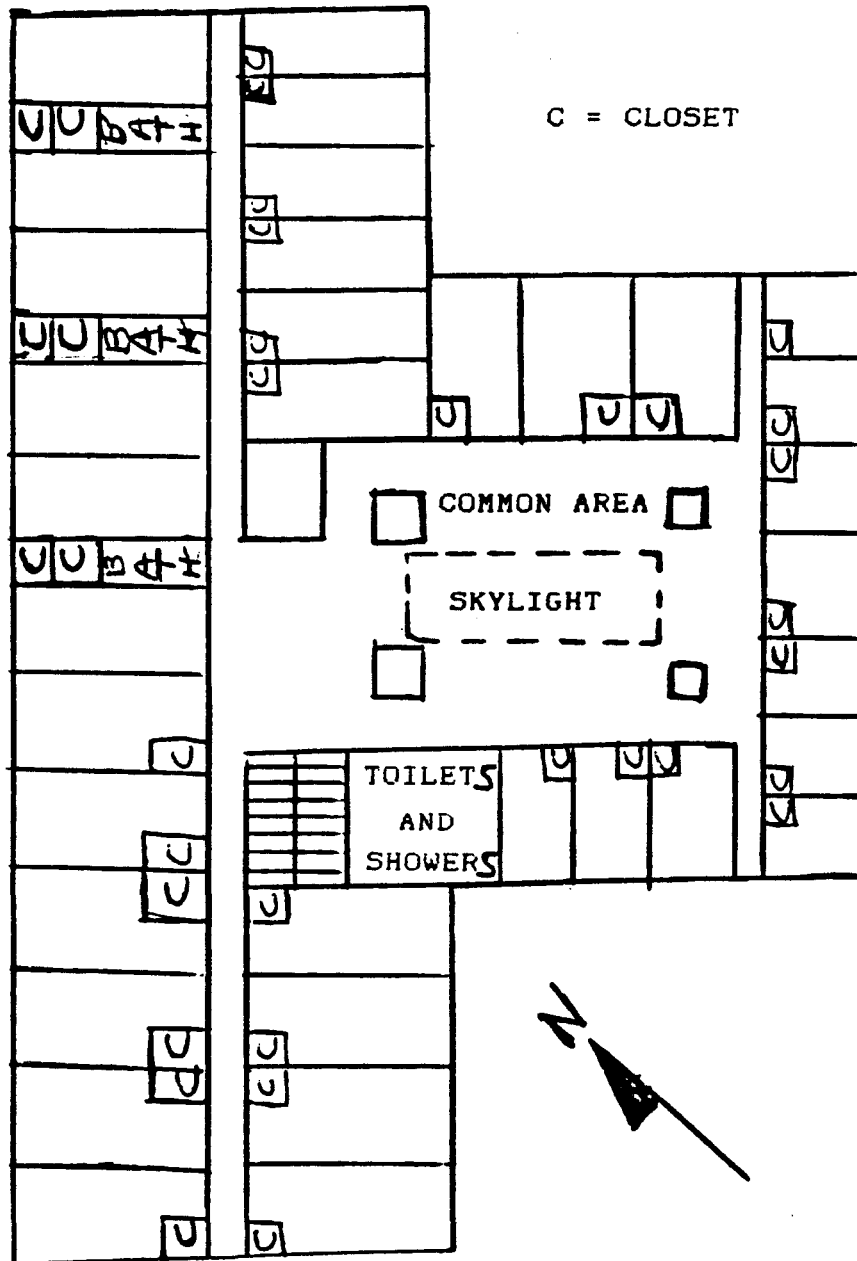
Scale 1 inch-12 feet
X Indicates Rooms not
available on Second Floor



EXISTING FLOOR PLAN, THIRTEENTH STORY, BUILDING I (1906/1910)



EXISTING FLOOR PLAN, THIRTEENTH STORY, BUILDING II (1914)



EXISTING FLOOR PLAN, FOURTEENTH STORY, BUILDING III (1923)